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FOURTH AVENUE GAMBELL, LLC  
EXHIBIT Q

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ROBERT C. ERWIN

A PROFESSIONAL CORPORATION  
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May 6, 1997

Richard A. Du Bey  
Stoel Rives LLP  
One Union Square  
600 University Street, Suite 3600  
Seattle, Washington 98101-3197

Re: Fourth Avenue Gambell Limited Partnership  
Paul L. Maney, General Partner  
Our File: MAPA-01

Dear Mr. Du Bey:

After my discussions with Paul Maney and his discussion with his Associates, it appears that there are only a limited number of options open to the Fourth Avenue Gambell Limited Partnership.

Initially, it should be noted that the property does not produce the income required in any clean up effort. Further, the Limited Partnership has paid Five Thousand Dollars (\$5,000.00) in a preliminary environmental survey in 1992 and Twelve Thousand Dollars (\$12,000.00) in attorney fees to attempt to get Skinner Corporation (NC Machinery) to accept the idea that some action was necessary.

The suggestion that they now pay one-half (1/2) of a proposed Twenty Thousand Dollar (\$20,000.00) to obtain an accurate estimate of the cost of environmental clean up goes down a little hard. Therefore the Limited Partnership offers to pay Five Thousand Dollars (\$5,000.00) toward such cost and notes that this evens the cost of both parties at Fifteen Thousand Dollars (\$15,000.00).

The Fourth Avenue Gambell Limited Partnership is worried that the excavation at the site will uncover several underground tanks as well

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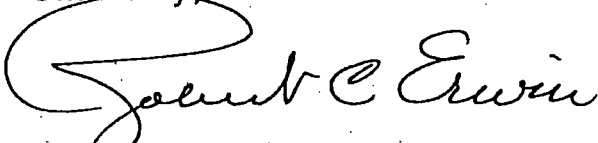
as contaminated soil which will require extensive monetary expenditures which it does not have.

It is agreed that any method to sell the property as is should be explored to return some value to the parties. There are no real estate ventures in the Anchorage area which buy property and then clean it up.

There is a further problem created by opening the site with the Alaska Department of Environmental Conservation which we wish to avoid. The work can be undertaken by the Skinner Corporation without civil or criminal disclosure penalties associated with prompt disclosure of environmental problems. The mortgage interest of Skinner Corporation provides sufficient legal interest to investigate the property without introducing an element that the investigation should have been done sooner. The owner does not get a similar benefit of the doubt.

It is the position of the Limited Partnership that the expenses of clean up (\$15,000.00) be applied to the purchase along with any other costs paid by the Limited Partnership for environmental remediation, etc. Further, if the property is sold for less than market value because of environmental pollution, that value should also be used to reduce the purchase price.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert C. Erwin". The signature is written in dark ink and is positioned below the word "Sincerely,".

Robert C. Erwin

RCE:iw

cc: Paul L. Maney